

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 27th day of March, 1985, that the Petition for Zoning Variances to permit a side yard setback of 7 feet instead of the required 25 feet and a rear yard setback of 10 feet instead of the required 30 feet be and the same is hereby GRANTED, from and after the date of this Order, subject to the following:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

[Signature]
Zoning Commissioner of
Baltimore County

cc: Mr. Charles Thomas Cottrill
People's Counsel

ORDER RECEIVED FOR FILING

DATE: *March 27, 1985*
BY: *[Signature]*
ADMINISTRATIVE ASSISTANT

ZONING DESCRIPTION

Located at north-west corner of Arbutus Avenue and Old Sulphur Spring Road, known as Arbutus subdivision, lot #1, book #4, folio #87.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: *13th* Date of Posting: *3-F-85*
Posted for: *Variance*
Petitioner: *Charles T. Cottrill*
Location of property: *NW Corner of Arbutus Avenue and Old Sulphur Spring Road*
Location of Sign: *NW Corner of Arbutus Avenue and Old Sulphur Spring Road*
Remarks: _____
Posted by: *[Signature]* Date of return: *3-15-85*
Number of Signs: *1*

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 004905

DATE: *3/27/85* ACCOUNT: *R01-615200*
AMOUNT: *\$-35.00*
RECEIVED FROM: *Charles Cottrill*
FOR: *Posting fee for Petition #017*
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3310

February 26, 1985

ED JABLON, JR.
DIRECTOR
Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 217 Zoning Advisory Committee Meeting are as follows:

Property Owner: Charles T. Cottrill
Location: NW Corner Arbutus Avenue and Old Sulphur Spring Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side yard setback of 7' in lieu of the required 25' and a rear yard setback of 10' in lieu of the required 30'.
Acre: 58/140 x 68/185
District: 1st.

The items checked below are applicable:

1. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-85. Structures shall be constructed in accordance with the applicable codes.

2. A building/other permit shall be required before beginning construction.

3. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced seals and signatures are required on Plans and Technical data.

4. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

5. An exterior wall erected within 5'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 401, line 4, Section 1407 and Table 1402, also Section 503.2.

6. Requested variance appears to conflict with the Baltimore County Building Code, Section 5.

7. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

8. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.

9. Comments

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,
[Signature]
Charles E. Burman, Chief
Plans Review

February 28, 1985

Mr. Charles T. Cottrill
5238 Arbutus Avenue
Baltimore, Maryland 21227

NOTICE OF HEARING

RE: Petition for Variance
NW Corner Arbutus Avenue and Old Sulphur Spring Road
Case No. 85-267-A

TIME: 10:00 a.m.
DATE: Wednesday, March 27, 1985
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

RE: PETITION FOR VARIANCES
NW Corner Arbutus Ave.
4 Old Sulphur Spring Rd.,
13th district
CHARLES T. COTTRILL,
Petitioner

: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
: Case No. 85-267-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

[Signature]
Phyllis Cole Friedman
People's Counsel for Baltimore County

[Signature]
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 6th day of March, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. Charles T. Cottrill, 5238 Arbutus Ave., Baltimore, MD 21227, Petitioner.

[Signature]
Peter Max Zimmerman

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

March 21, 1985

Mr. Charles T. Cottrill
5238 Arbutus Avenue
Baltimore, Maryland 21227

RE: Petition for Variance
NW Corner Arbutus Ave. and
Old Sulphur Spring Road
Case No. 85-267-A

Dear Mr. Cottrill:

This is to advise you that \$42.82 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene Janney, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

[Signature]
ARNOLD JABLON
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 005340

DATE: *3-21-85* ACCOUNT: *01-615-243*
AMOUNT: *\$ 42.82*
RECEIVED FROM: *Charles Cottrill*
FOR: *Posting fee for Petition #017*
VALIDATION OR SIGNATURE OF CASHIER

Office of *85-267-A*
PATUXENT
Publishing Corp.
10750 Little Patuxent Pkwy.
Columbia, MD 21044

March 7, 1985

THIS IS TO CERTIFY, that the annexed advertisement of
PETITION FOR VARIANCE

was inserted in the following:

☐ Catonsville Times
☒ Arbutus Times
weekly newspapers published in Baltimore County, Maryland
once a week for one successive weeks before
the 9 day of March, 1985, that is to say,
the same was inserted in the issues of

March 7, 1985

PATUXENT PUBLISHING CORP.
By: *[Signature]*

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

vs.

Defendant

CERTIFICATE OF PUBLICATION OF

CERTIFICATE OF PUBLICATION

TOWSON, MD, March 7, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 7, 1985

85-267-A
THE JEFFERSONIAN,

[Signature]
Publisher

Cost of Advertising

\$20.00

PETITION FOR VARIANCE

13th Election District

LOCATION: Northwest corner Arbutus Avenue and Old Sulphur Spring Road

DATE AND TIME: Wednesday, March 27, 1985 at 10:00 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side yard setback of 7 ft. instead of the required 25 ft. and a rear yard setback of 10 ft. instead of the required 30 ft.

Being the property of Charles T. Cottrill as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

MICROFILMED



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

February 28, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 210, 212, 213, 214, 215, 216, 217, 218, and 219 ZAC-Meeting of
Property Owner: February 5, 1985
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments
for item numbers 210, 212, 213, 214, 215, 216, 217, 218, and 219.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineering Assoc. II

MSF/ccm

MICROFILMED

2/21
85-267-A

